

CITY OF MORGAN HILL
SPECIAL JOINT CITY COUNCIL AND
SPECIAL REDEVELOPMENT AGENCY MEETING
MINUTES - JUNE 14, 2000

CALL TO ORDER

Mayor Pro Tempore Tate called the meeting to order at 7:05 p.m.

ROLL CALL ATTENDANCE

Present: Council/Agency Members Chang, Cook, Sellers, Tate
Late: Mayor/Chairman Kennedy (arrived at 7:07 p.m.)

DECLARATION OF POSTING OF AGENDA

City Clerk/Agency Secretary Torrez certified that the meeting's agenda was duly noticed and posted in accordance with Government Code 54954.2.

SILENT INVOCATION

PLEDGE OF ALLEGIANCE

At the invitation of Mayor/Chairman Kennedy, Debbi Olson led the Pledge of Allegiance.

RECOGNITION

Mayor/Chairman Kennedy presented Debbi Olson with a Certificate of Appreciation for her years of local government reporting, Morgan Hill Times Newspaper.

PUBLIC COMMENTS

Mayor/Chairman Kennedy opened the floor to public comments. No comments were offered.

Redevelopment Agency Action

PUBLIC HEARING:

1. REQUEST BY CARDEN ACADEMY TO LEASE REDEVELOPMENT AGENCY OWNED PROPERTY ON WATSONVILLE ROAD (APN 767-23-017)

Director of Business Assistance and Housing Services Toy informed the Agency Commission that the request by Carden Academy to use the Agency-owned property on Watsonville Road has been withdrawn.

Chairman Kennedy opened the public hearing. No comments being offered, the public hearing was closed.

Action: **No Action Taken** as the application has been withdrawn.

OTHER BUSINESS:

2. COMMUNITY AND CULTURAL CENTER COMMENTS AND RESPONSES

Director of Community Development Bischoff presented the staff report. He informed the Agency Commission that staff conducted an extensive community outreach process that included two workshops. He stated that several good comments were received at the workshops, including comments found in the Morgan Hill Times. He indicated that notice of the hearing this evening was mailed to all individuals who have participated in the process and to approximately 800 individuals who signed the petition expressing concern about the center. Notice was also sent to individuals recommending the inclusion of a theater on the site. He addressed the 13 mayor/key issues that need City Council focus and direction as follows:

Water Feature

Comments received from the community that the water features should be simple and have a natural setting.

Chairman Kennedy stated that staff has mentioned that the water feature design is skimpy at this time and that criticism has been received that it is too large, would create a safety hazard, and would be too costly to maintain. He requested that staff describe the proposed water feature.

Mr. Bischoff informed the Agency Commission that there has been some discussion of what the water feature could be but that it has not been designed other than what is being presented. He noted that the water feature was not to be included as part of Phase I and that it was not until the passage of the RDA that a decision was made by the Agency Commission to include it as part of the design.

Jackie Keller, consultant, stated that the Agency Commission has indicated that they would like to see a water feature from Monterey Road. She felt that there would be a sense of the design of a simple fountain that would be visible as you pass by Monterey Road. As one enters into the center, a design feature would bubble up and circulate. She said that she would recommend the use of boulders, natural rocks, and/or marbles that would encourage interaction. She said that the design of the water feature would be safe and that the water would recirculate to ensure water conservation.

Vice-chairman Sellers noted that the water feature has been a place holder from the beginning of the design of the community center. He was pleased to see that a better definition of the water feature has been given as he would like to see this feature included. He indicated that there are some native rocks and geologic elements that are specific to the community and the region. He recommended that consideration be given to the use of natural materials.

Chairman Kennedy stated that he would like to see an interactive water feature designed for family and children.

Mr. Bischoff indicated that the design of the water feature would be a safe one. The design would have to compliment the buildings and the exterior spaces. He indicated that the water feature can be designed as the city proceeds with the process. He indicated that the cost to maintain the water feature has been calculated and has been included in the operating maintenance budget for the facility.

Safety and Security of the Site

Mr. Bischoff indicated that comments were received expressing concern safety concerns (e.g., trees would provide opportunity to hide, lighting, location of the children's activity room and the amphitheater may be unsafe due to its depressed design). He indicated that safety is a primary concern. The design has been reviewed by the Development Review Community, including the amphitheater and indicated that the Chief of Police did not believe that the nature of the amphitheater being depressed would create a safety problem. The trees planned for the center would have high canopies so that individuals would not be able to hide. Lighting is planned throughout the center to make sure that there are no dark spots so that individuals using the center will be safe.

Pedestrian Connection

Mr. Bischoff noted that pedestrian connections are proposed throughout the center. Comments were received that the pedestrian connections appeared narrow and constrained. It was also indicated that the distance from the parking lot to the building was far. Staff has reviewed this concern and found that the paths are designed at nine feet, twice the size of a normal sidewalk. The distance between the parking lot and the doors to the facility, particular for Gavilan College and the Community Center on the Monterey side, have an average distance of approximately 315 feet. It is being recommended that the Agency Commission consider the relocation of the offices to a more central location within the building. He indicated that staff provided other communities in the bay area with copies of the plans and solicited their comments. One of the comments received was that for the operation of the center and for its security, the City may wish to move the offices to another location. Staff recommended that this be done as part of the completion of the schematic phase of the design.

Gavilan College

Director of Business Assistance and Housing Services Toy addressed the location and proposed single story design of the building. Comments were received that the city give consideration for the redesign of the facility to two stories and move the buildings to another portion of the site. In discussing these issues with Gavilan College representatives, they indicated that they desire a highly visible location. They feel that the Monterey location serves this purpose. If they were not to be located along the Monterey frontage, they would prefer to remain at their current Vineyard campus. Another issue for Gavilan College is that they require a highly accessible location, preferring a one story design for accessibility to their students. He noted that the current design for Gavilan College is a one-story structure located along Monterey Road. Staff recommends that the Agency Commission keep the current site plan configuration for Gavilan College.

Site Design & Site Density

Mr. Bischoff stated that the comments received are that the front of the site should be more open as the site feels dense and closed in. Staff noted that some participants felt that the design demonstrated good use of site space. Staff and the architect concur that it is important to create a strong, positive identity or statement at this intersection. Also, this is a southern gateway to the downtown and that most of the buildings in the downtown are close to the street. The design helps to place a building in this context and that it is hoped that its proximity to the street leads people from the center to the downtown. Concern has been expressed with noise, fumes and dust impacts from the roadway to the center. By placing the buildings on the corner, you create a protected plaza for other outdoor activities. This is a goal and a reason to establish the current site design. Comments were made that the amphitheater should be eliminated to allow for larger events and to reduce the site density. He indicated that some participants felt that the amphitheater would allow an opportunity for special events such as the Friday music series, plays and other activities. Staff feels strongly that the center needs the amphitheater and that it is an attractive, important and desirable feature of the project as it will bring people to the center and add vitality to the center. Regarding the concern of reducing the sense of density of the site, he noted that the amphitheater is terraced with the use of open space that will be landscaped to enhance the community center.

Building Design

Mr. Bischoff indicated that there was a lot of discussion regarding the multi purpose room and its size. As designed, it is proposed at 6,100 square feet and that individuals feel that it should be reduced in size, that it should include dividers for flexibility, while others believe that it provides large meeting space for the city where only smaller spaces currently exist. He felt that there was a wide spread misconception that this room would be used for business conferences and trade shows. He indicated that early on in the visioning process, some individuals felt that it would be appropriate. It was staff's belief that the multi purpose building would be used more by the community versus anyone else as it is too small for trade shows and does not provide the access required for these uses. He indicated that staff contacted operators from other centers about the size and discussed the types of events that the facility would attract. He said that the Sunnyvale operator stated that if you have a multi purpose facility of this size, you may begin to attract events that are of a sub regional nature versus local events. He indicated that staff recommends that the size of the multi purpose room be reduced from 6,100 square feet to approximately 5,000 square feet. With respect to the dividers, particularly with the reduced size, staff does not recommend the use of dividers.

Duplication of Facilities & Competition with the Private Sector

Mr. Bischoff said that it has been stated that the new high school will have an amphitheater and it was questioned why the city could not use this facility. Also, a Marriott hotel will be incorporating large capacity meeting rooms. He indicated that staff spoke with the School District and that the School District confirmed that an amphitheater is planned and that it would be made available to the community during none school hours and when there are no other school related events planned. He

was not sure if a theater is proposed as part of the new high school. He indicated that Marriott is building a Court Yard as well as a Residence Inn and that they are proposing 800 and 500 square foot meeting rooms. These rooms are to be used for meetings and that they would be made available to the public only when there are no related hotel events reserved.

Facility Use

Recreation Manager Spier addressed the uses proposed for the community center (e.g., community recreation, leisure activities, meeting rooms, activity rooms, outdoor performances, multi-purpose uses and special events). She indicated that last night, the Parks and Recreation Commission conducted a special meeting to discuss these issues, noting that meeting space is vital to the community. She said that comments were expressed that dedicated rooms for specific activities such as a teen and senior area are desired. Concern was expressed that corporations may become major users. These issues have been debated by staff, the City Council and the Parks and Recreation Commission. She felt that great strides have been reflected in the City/RDA Capital Improvement Programs to be adopted by the City Council/Agency Commission in the near future. Staff agrees that senior needs will need to be addressed. The Senior Advisory Committee is currently meeting and looking for space dedicated for their use. Another area of concern is youth activities. She said that staff is looking for a home for the community's youth. She said that staff is not targeting a specific age group and that staff would like to be able to see a multi-generational use of the community center. She felt that a general multi-purpose room would lend to specific uses, as long as storage space is provided. Regarding the issue by the community first in the use of the community center, she said that a reservation policy is being drafted and that this draft policy would be presented to the City Council that establishes reservation priority. Staff agrees that the community, non profits and recreation programs would have top priority.

Parking

Mr. Bischoff indicated that 162 parking spaces are proposed. In addition to the on site parking spaces, there are 50 spaces directly adjacent to the site that would be available for use. Comments received from the community are that the City should plan more space for parking because additional parking would be needed as the community center expands, including a loading area. He noted that the parking issue has been addressed as part of the EIR process. It was recognized and documented in the EIR process that if every square foot of the facility was at a maximum use, there would be a parking shortage. Staff felt that the potential for full use of the facility occurring at the same time would be very low. If additional parking is provided, it would reduce the amount of open space/amphitheater. He noted that a mitigation measure included in the EIR requires that a parking management plan be prepared for the center. He agreed that the loading area is conceptual at this time and that it would need to be refined.

Traffic

Mr. Bischoff indicated that concerns were expressed with potential traffic problems that may be created, the parking lot design may promote through traffic, and that the pull out area on Monterey Road may cause cars to back up at the intersection. He indicated that a very thorough traffic study was conducted as part of the EIR for the center. The EIR incorporated mitigation measures to ensure that traffic would not be a problem. He stated that one of the mitigation measures would require the installation of a traffic signal at the intersection of Dunne and Church Street. With respect to the concern that the parking lot design would allow traffic maneuvering through the parking lot, he stated that the traffic engineer reviewed this concern. The traffic engineer found that there would not be any more than approximately eight peak hour trips that would go through the parking lot that would not have its origin or destination in the lot. This would result in one trip every seven minutes. Staff does not feel that this is a significant issue. It is proposed to design the parking lot with certain techniques that would slow traffic down. Staff felt that the concern relating to the pull out for unloading passengers is well taken. Therefore, staff would recommend that the pull out be moved further north where the church building is located to eliminate traffic conflicts.

Theater

Mr. Bischoff indicated that the theater is proposed at approximately 450 seats. He noted that the theater has always been planned as part of Phase II. Comments received from the community include the concern that the cost would be prohibitive and that the slope, floor, and fixed seating would limit its use. Staff did not recommend the incorporation of the theater elements into the multi purpose room. Staff would recommend, as an alternative, the investigation of the possibility of using the church as a small play house or small theater on an interim basis.

Chairman Kennedy stated that as he looks at the model, he could visualize the theater blocking the sunlight onto the open plaza area. He felt that if the plan was to have the theater constructed as part of Phase II, it would make sense to move the theater to the east so that it would open up the center space and not create a blockage from the east and to the north of the site with the assumption that additional parking would be acquired somewhere else. It may mean less parking spaces for now but that it would allow the center plaza to be more open, particularly to the east.

Church Building

Mr. Bischoff indicated that comments received at the workshops were recommendations that the church building be used for a small theater or play house. It was also suggested that it be used for Chamber of Commerce office space. Staff would recommend that the Agency direct the architect to investigate the feasibility of renovating the building for a small theater and/or a multi purpose room with emphasis being placed on a small theater, if possible.

Mr. Bischoff concluded his presentation and summarized staff's recommendation to the Agency Commission as listed in the cover page of the staff report. He informed the Agency Commission that the smaller issues would return to them at the completion of the schematic design phase of the project. He recommended that the Agency Commission review the key issue and provide direction

to the architect in order to be able to complete the schematic design for the project. He indicated that there would be at least two additional opportunities for the public to comment on the project.

Chairman Kennedy opened the floor to public comment.

Mark Grzan, 680 Alamo Drive, cautioned staff and the Agency Commission regarding the plan that it is putting together. He felt that the plans were excessive in many respects. He did not support staff's arguments based on his twelve years experience in the recreation field. He encouraged the Agency Commission to eliminate the theater completely. He felt that a 450 seat, 11,000 square foot theater is excessive, would become a regional facility and that he did not believe that the residents of Morgan Hill envisioned a regional facility. He recommended that the Agency Commission consider the use of additional open space and a more natural setting to reflect Morgan Hill. He spoke to hundreds of Morgan Hill residents in the past few weeks in the petition drive. He stated that the community is concerned about the center. He felt that staff has done an out standing job recently in public outreach. However, this outreach effort should have been done months ago.

Chairman Kennedy noted that the Agency Commission is in receipt of Mr. Grzan's report that breaks down each part of the community center and thanked him for his well thought out analysis.

Evelyn Kobayashi informed the Commission that she is in receipt of 1,003 signatures in a petition requesting that the Agency Commission improve the design of the community center complex. She said that most individuals who reviewed the footprint of the community center feel that it is too crowded and that there are other problems associated with the design. They see a potential danger of a short cut that will be discovered after the road opens in the parking lot if built as currently diagramed. She indicated that David Gilchrist signed the petition and reviewed the EIR. He noted that there is too little parking with no room for growth. He felt that the congestion would destroy the usefulness of the facility. She supported moving the children's play area to a more sheltered location, use of the church building as a small theater and that an open amphitheater be provided. However, she did not believe that these changes were enough. She felt that a dedicated area was needed for art classes and other recreational activities. She felt that the 1,000 square foot reduction of the banquet hall is tokenism and felt that something more significant was required. She felt that 2,000 to 2,500 square feet would provide enough room for a dedicated facility for recreation uses and would satisfy the community's needs. Petitioners have indicated that there is a need for recreational activities for the community's youth and do not believe that a banquet hall is needed. A major portion of the community believe that a community center is needed but that it needs to be done with excellence, safety, economics, and efficiency in mind. She summarized the tone of the petition of improving the design in every respect.

Shelle Garza shared her ideas of an interactive water feature for the community center. She referred to the Jack Fisher Park in Campbell and noted that it is a park that is age appropriate for a toddler to sixth graders and allows children to play at a safe level. Water is self managed and that water comes from a pump, streaming down to a sand area that would allow children to play with this type of medium and refine their development skills. She felt that there are safety issues surrounded by the

use of streams and indigenous rock formation. For child stimulation, she recommended the use of bold and bright colors in the design. She supported having a park available to allow families to get together.

Brook Bailey, 540 La Crosse, stated that she spoke with Bobbi Pederson, Live Oak High School art teacher, who believes that the community is in dire need of an art facility. She stated that she visited the City of Monterey's community center and found that the pottery classes were the most favorite classes (clean and dirty art rooms). Ms. Bailey felt that art is one of the most neglected programs in schools and the city. She recommended that an art room be dedicated as part of the center. She noted that the new high school is proposing an amphitheater and that Live Oak High School is also proposing to have an outdoor amphitheater. She said that a concern with outdoor amphitheater is noise. She did not believe that the banquet hall should be greater than 4,000 square feet and noted that 1,000-1,500 square feet would be needed for storage. She indicated that Ms. Pederson has offered her services.

Marianne Pintello indicated that she has been involved in local theaters for 18-years, specifically as a board member of the South Valley Civic Theater. She said that South Valley Civic Theater is excited about the possibility of working in a play house arena. She felt that the church building would make an intimate play house and that it would have a community feel to it. She offered to have her production people walk through the theater and to listen to suggestions on the use of the building on an interim basis or as a permanent home. She indicated that she has sent a letter to the city offering to administrate some drama programs. South Valley Civic Theater believes that the theater portion of the center would bring culture and the community to the center.

No other comments were offered.

Agency Member Tate stated his support of staff's recommended modifications to the design of the community center in terms of reducing the size of the multi purpose room, moving the children's center and office to the back. He stated that he has spent time considering the size of the theater, listening to the input received thus far. He felt that there may be a viable alternative in moving the theater to a different location. He did not support a phase II for this site. He stated that he would like to see a theater in the community but stated that he did not believe that this is the right site for it because of the lack of parking and other problems, including the comments received recommending that the site be opened more. He felt that if the Agency Commission requests that the architect to go back and look at the design of the site without the theater as part of Phase II, suggestions can be incorporated such as having a better site line to El Toro, improving the circulation pattern, mitigating the concern about the lack of parking and to provide a better open feel.

Chairman Kennedy felt that there has always been an argument that if there is to be a theater that it should be located in the downtown area so that individuals can spill over into the downtown. This spill over would help vitalize the downtown. He recommended that the Agency Commission keep the option open of placing a theater on site but that it not crowd the site. He further recommended that the Agency Commission look at acquiring additional parking as a high priority and move the

theater back (east) so that it opens up the site.

Agency Member Tate stated that one of his major concerns is that the Agency Commission may not move forward with the theater and then there is not an optimum design for what the Agency Commission would like to have. He felt that the site needed to be optimized.

Agency Member Cook shared Agency Member Tate's concerns. She would like to see the Agency Commission eliminate the theater on the site. She noted that the VBN Report states that a theater would not be used as a community facility but would result in its use as a regional facility. She noted that the community has expressed concern that it would like to see a community facility. This would result in the elimination of a theater as proposed. Also, the 78-foot tower element associated with the theater would be a tall structure and stated that she would not support this element. She was excited about the prospect of converting the church building into a theater as it would accomplish the same purpose of drawing people to the downtown area. She stated that she would not support a theater on the site other than its use within the church building.

Vice-chairman Sellers stated that he was a strong advocate of the theater from the beginning. Several benefits of including a theater in the center have been articulated this evening. He felt that the existing theater at Live Oak High School is a small facility. He expressed concern that the theater facilities planned for the existing Live Oak and the new high school may or may not get built. He felt that regardless of what happens at the school facilities, a community theater is still needed. He was not concerned with the 78-foot element because it would be located in the middle of the downtown, noting that this is not a recreational park nor a low density facility. This is a community center located in the center of the community. He felt that it has important functions that need to be fulfilled. He recommended that the Agency Commission allow for design flexibility. He felt that there may be other facilities that the Agency has not considered that may make sense in future years. He stated that he disagreed that there is a lack of parking because he has spent a lot of time looking at the number of parking spaces proposed for the use. He said that in the years he has worked in the downtown area, there has always been interactive parking. He noted that parking will exist across the streets and other areas because they will not be needed at the times that it might be needed for the community center. If a theater is to be constructed, he felt that it would be wise to look at acquiring additional land for additional parking. He recommended that the Agency Commission make final decisions and move forward this evening as the facility needs to get underway.

Agency Member Chang stated that she always felt that the theater was located in the wrong place. It was her belief that the theater would cause the site to be too crowded. She would support locating the theater elsewhere in the community such as on the Sunsweet site. She stated her support of Agency Members Cook and Tate's recommendation to eliminate the theater from the site. She further recommended that a plan be implemented to review alternative sites in the future and that a theater be built elsewhere in town. She did not believe that the community has been able to use the Live Oak High School theater facility and therefore, it was her belief that the community needs a good theater to use.

Franz Steiner, project architect, indicated that whatever direction the Agency Commission takes, it should be based on creating more vitality, excitement and use of the community center, providing greater choices for the individuals who live and work in the community. He felt that it would be a good idea to include a place holder for a theater in the design. He said that it sounds as though the majority of the Agency Commission is not committed to the theater at this time, however, perspectives change from year to year. If the Agency Commission includes space for a building of a similar size to a theater, it would allow the Commission to keep its options open.

Chairman Kennedy recommended that the design not be compromised and that a place holder for a theater to be included.

Agency Member Tate stated that if a place holder is included that the Agency Commission would be compromising the design of the openness of the facility and everything else by having space reserved in an area versus spreading it throughout the site.

Agency Member Cook stated that Gavilan College has indicated that they are interested in a facility with Monterey Road frontage and a one-story access. She noted that Gavilan College has these requirements in their current location. She noted that the community has indicated that it would like to see the Monterey frontage opened up. She expressed concern about traffic. She felt that the City should be paying for the right to use adjacent parking facilities.

Agency Member Sellers did not believe that there was a lack of parking as he felt that the site has been designed to provide adequate parking for Phase I uses. He said that reality dictates that there will be an interactive use of parking and that the City should advise adjacent businesses of the possibility of interactive parking use.

Mr. Bischoff requested Agency Commission comments on the major issues. He stated that he has heard Agency Commission support for moving the children's activity room and the offices. He has heard the theater and the parking issues raised but that he was not aware whether the Agency Commission supported the other recommended changes.

Agency Member Chang stated that she would support eliminating the theater and leaving the area as open space. This would provide an area to be used for outside activities.

Agency Member Tate said that an optimum design would leave the area open or that it may be better to spread the open space throughout the facility. He stated his concurrence with staff's recommended action. He recommended that the architect be directed to readdress the schematic design without the theater being considered a part of Phase II to see if anything else would be relocated as a result of this.

Mr. Bischoff stated that he did not believe that staff nor the architect would return to the Agency Commission with a design that shows any less open space than what it is being proposed. If the Agency Commission wants to see the open space in a large block, this can be designed. He noted that

the Agency Commission will have two opportunities to review the schematic design before proceeding to the design development phase. If the Agency Commission would like, the architect and staff could develop a more complete schematic drawing without the theater to see how the site would look. Staff would bring this design to the Agency Commission and allow Agency Commission comments on the design. The design would be finalized and returned to the City Council for approval.

Action: *Agency Member Tate made a motion, seconded by Agency Member Chang to **Accept** staff's recommended action, eliminating the theater as part of the Phase II design. Architect directed to redesign to add optimal open space to the site given that there will be no Phase II theater.*

Agency Member Chang described how she would like to see the open space developed such as the use of a fountain or garden, design of a court yard with a barbecue facility and courtyard area. The design could include an amphitheater in the front with large open space to the rear with the use of a garden. She felt that modification to the design would allow for both indoor and outdoor activities for the community.

Chairman Kennedy stated that it would be good to have a consensus of the Agency Commission. He stated that he was not supportive of the motion as stated.

Mr. Bischoff indicated that the architects believe that they can return to the Agency Commission with two alternatives: 1) a design that would show what the footprint would look like with space reserved for a theater or a senior center, and 2) an alternative site plan that would not show footprints of these buildings.

Agency Member Sellers agreed to allow the architect to return with a design that would work with no Phase II anticipated but that the design show where space would be available for future expansion(s).

Agency Member Tate felt that the City should optimize the final design of the site. Therefore, he did not believe that a theater could be accommodated on the site. If the architect can come up with a design to include a senior center or another use in the future, it would be great. However, he did not want to constrain the architect by this.

Agency Member Chang said that it was her belief that she seconded a motion that eliminated the theater. She supported a design with L-shaped buildings, including Gavilan College on one side. She would support a slight reconfiguration and that she would support the amphitheater located to the rear with the inclusion of a large open space area.

Vote: *The motion carried 3-2 with Chairman Kennedy and Agency Member Sellers voting no.*

Chairman Kennedy stated his support of the community center and that it was his hope that the Agency Commission would keep the option open to incorporate a theater in the future. He noted that the architect has stated that a theater can be accommodated without compromising the current design.

Agency Member Cook felt that everyone is concerned with the density of the building on the property. It was her vision not to have such a densely built site. Therefore, she could not support Chairman Kennedy's position to include a theater at this time because she felt that the center would be vital without overcrowding the site.

Agency Member Tate noted that his motion included all of staff's recommended action, excluding the theater building as part of Phase II.

Agency Member Cook stated that it was her belief that the motion was for the theater and the design. She recommended that there be discussion regarding staff's recommended action relating to the 5,000 square foot option. She expressed concern that 5,000 square feet was too large for a community facility. In her discussion with Director of Community Development Bischoff, it was stated that a 4,500 square foot building was optimal for a community center in Sunnyvale. She noted that staff is not recommending that the facility have dedicated art room space. However, she felt that 500 square feet may be used for a pottery or ceramic room.

Agency Member Chang noted that the 6,000 square foot facility will be reduced by 5,000 square feet. She felt that the 1,000 square foot area can be used for a pottery room or other use.

Vice-chairman Sellers felt that a 5,000 square foot building represents a good balance. He felt that this would be the size needed. If all that is going to be done is to duplicate existing facilities with 2,500 or 3,000 square foot building, the city would not be providing a facility that is usable and would be duplicating existing facilities. He felt that 5,000 square feet is a good compromise and recommended that the facility not be reduced further.

Agency Member Cook recommended that each action item be voted on separately because she did not believe that she voted on all of the recommended listed items.

Action: *On a motion by Agency Member Tate and seconded by Agency Member Cook, the Agency Commission unanimously (5-0) **agreed to reconsider** its previous motion.*

Action: *On a motion by Agency Member Tate and seconded by Agency Member Chang, the Agency Commission, on a 3-2 vote with Chairman Kennedy and Vice-chairman Sellers voting no, **Directed** the architect to look at the design as if there was no phase II, incorporating additional open space, as appropriate, throughout the site.*

Action: *On a motion by Agency Member Cook and seconded by Vice-chairman Sellers, the Agency Commission unanimously (5-0), **Directed** the Architect to Amend the Schematic Design to Relocate the Children's Activity Area and Administrative*

Offices to an Area Closer to the Parking Lot and Interior to the Site.

Action: *On a motion by Vice-chairman Sellers and seconded by Agency Member Chang, the Agency Commission, on a 4-1 with Agency Member Cook voting no, **Directed** the Architect to Reduce the Size of the Multi-purpose Room to no less than 5,000 Square Feet. Architect to look at an appropriately sized art room to replace the 1,000 square feet.*

Agency Member Cook stated that she voted no because she did not support a 5,000 square foot multi purpose room.

Action: *On a motion by Vice-chairman Sellers and seconded by Agency Member Chang, the Agency Commission unanimously (5-0), **Directed** the Architect to Evaluate the Feasibility of Converting the Temple Emmanuel Church to a Performing Arts building.*

Action: *On a motion by Agency Member Cook and seconded by Agency Member Tate, the Agency Commission unanimously (5-0) **Directed** the Architect to Complete the Schematic Drawings Consistent with the Design as Modified to date and:*
A. The Direction Provided, as amended,
B. The Prior Direction Regarding the Service Area, Parking Lot and Architecture of the Corner Element.

Agency Member Cook noted that a contract has been approved for a large sum of money. She asked if the action to be taken this evening was included in the contract to date? Mr. Steiner stated that the cost for the amendments are included in the current contract.

Action: *On a motion by Vice-chairman Sellers and seconded by Agency Member Tate, the Agency Commission unanimously (5-0) **Directed** staff and architect to include an interactive, self-managed water feature.*

City Council and Redevelopment Agency Action

CONSENT CALENDAR:

Action: *On a motion by Council/Agency Member Tate and seconded by Council/Agency Member Sellers, the Council/Agency unanimously (5-0) **approved** consent calendar items 3 and 4 as follows:*

3. JOINT SPECIAL CITY COUNCIL AND SPECIAL REDEVELOPMENT AGENCY MEETING MINUTES OF MAY 31, 2000

Action: ***Approved** the minutes as written.*

4. **JOINT SPECIAL CITY COUNCIL AND SPECIAL REDEVELOPMENT AGENCY
MEETING MINUTES OF JUNE 2, 2000**

Action: *Approved the minutes as written.*

City Council Action

CONSENT CALENDAR:

Action: *On a motion by Mayor Pro Tempore Tate and seconded by Council Member Sellers, the City Council unanimously (5-0) **approved** consent calendar items 5 and 6 as follows:*

5. **REQUEST TO CANCEL REGULAR CITY COUNCIL MEETING OF AUGUST 2, 2000**

Action: *1) **Canceled** Regular Meetings of July 5, 2000 and August 2, 2000; and 2) **Directed** City Clerk to Post a Notice of Meeting Cancellation.*

6. **VACANCIES ON THE MOBILE HOME RENT COMMISSION**

Action: *1) **Directed** the City Clerk to Re-advertise Vacancies on the Mobile Home Rent Commission until Filled, and 2) **Extended** the Appointment of Commissioner Mirviss to August 31, 2000.*

City Council/Redevelopment Agency Action

CLOSED SESSIONS:

Interim City Attorney/Agency Council Leichter announced the following closed session item:

1.

CONFERENCE WITH LEGAL COUNSEL - POTENTIAL LITIGATION

Legal Authority:	Government Code 54956.8 & 54956.9(c) (1 potential case)
Real Property(ies) involved:	APN 728-31-007 & 008; 25.50 acres located on the southwesterly side of Mission View and Cochrane Road; and APN 728-31-009 - 12.88 acres located on the southeast corner of Cochrane and Highway 101 (St. Louise Hospital property)
City Negotiators:	Agency Members; Interim Executive Director; Interim Agency Counsel; and F. Gale Conner, special counsel
Closed Session Topic:	Potential Litigation

2.

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Significant exposure to litigation pursuant to Government Code Section 54956.9(b)(1)

3.

CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION

Initiation of litigation pursuant to Government Code section 54956.9(c) - One (1) potential case

4.

PUBLIC EMPLOYMENT

Legal Authority:

Government Code Section 54957

Position:

City Manager Recruitment

Mayor/Chairman Kennedy opened the closed session items to public comment. No comments were offered.

ADJOURN TO CLOSED SESSION

Mayor/Chairman Kennedy adjourned the meeting to closed session.

RECONVENE

Mayor/Chairman Kennedy reconvened the meeting at 11:06 p.m.

CLOSED SESSION ANNOUNCEMENT

Interim City Attorney/Agency Counsel announced that no reportable action was taken on the above listed closed session items.

FUTURE COUNCIL-INITIATED AGENDA ITEMS:

ADJOURNMENT

There being no further business, Mayor/Chairman Kennedy adjourned the meeting at 11:07 p.m.

MINUTES RECORDED AND PREPARED BY:

Irma Torrez, City Clerk/Agency Secretary